

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 15, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 15, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      DONNA CARTER, SP 2007-MA-123 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 30.5 ft. with eave 30.1 ft. from front lot line and 12.3 ft. with eave 11.7 ft. from side lot line, carport 20.7 ft. from front lot line and accessory structure to remain 6.8 ft. from side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6200 Beachway Dr. on approx. 14,241 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 919.  
DH  
Approved
- 9:00 A.M.      PHYLLIS J. PARKER, TRUSTEE FOR PHYLLIS J. PARKER, REVOCABLE TRUST AND WAYNE B. PARKER, TRUSTEE FOR WAYNE B. PARKER REVOCABLE TRUST, SP 2007-BR-126 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.3 ft. from rear lot line. Located at 4535 Gilberston Rd. on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-2 ((8)) 95.  
DH  
Approved
- 9:00 A.M.      TASNEEM ZIA AHMAD D/B/A OAKHILL MONTESSORI, SP 2007-SU-128 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 3305 West Ox Rd. on approx. 38,459 sq. ft. of land zoned R-1. Sully District. Tax Map 35-4 ((1)) 54.  
SV  
Decision  
Deferred to  
2/5/08
- 9:00 A.M.      TRUSTEES OF LAUREL GROVE BAPTIST CHURCH, VC 2007-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit reconstruction of church 20.0 ft. with stairs 14.0 ft. from front lot line. Located at 6834 Beulah St. on approx. 20,362 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((1)) 25 (Concurrent with SP 2007-LE-122).  
SV  
Approved
- 9:00 A.M.      TRUSTEES OF LAUREL GROVE BAPTIST CHURCH, SP 2007-LE-122 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reconstruction of a church. Located at 6834 Beulah St. on approx. 20,362 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((1)) 25 (Concurrent with VC 2007-LE-004).  
SV  
Approved
- 9:00 A.M.      MARSPAN-CHRISTOPHER REAL ESTATE, LLC, SPA 97-B-024 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 97-B-024 previously approved for kennel with ancillary veterinary hospital to permit change in permittee. Located at 10998 Clara Barton Dr. on approx. 33,280 sq. ft. of land zoned R-1. Braddock District. Tax Map 77-1 ((2)) 11.  
GC  
Approved

- 9:00 A.M. DUNCAN W. AND GERD S. RITCHIE, SP 2007-DR-127 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.5 ft. from side lot line. Located at 10921 Beach Mill Rd. on approx. 42,367 sq. ft. of land zoned R-E. Dranesville District. Tax Map 3-3 ((7)) 5.  
GC  
Approved
- 9:00 A.M. ABHIMANYU DADOO, SP 2007-SP-124 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13132 Pennypacker La. on approx. 8,684 sq. ft. of land zoned R-3 and WS. Springfield District. Tax Map 45-3 ((2)) (15) 5.  
GC  
Approved
- 9:00 A.M. POPLAR TREE, L.L.C., SP 2007-SU-130 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a subdivision sales office. Located at 4653 Autumn Glory Way on approx. 16,260 sq. ft. of land zoned PDH-2. Sully District. Tax Map 44-4 ((19)) 49.  
GC  
Approved
- 9:30 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, A 2005-MV-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-4 District, is in violation of Zoning Ordinance provisions. Located at 2104 Windsor Rd. on approx. 8,213 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 602. (Admin. moved from 8/9/05, 12/13/05, 7/24/07, and 10/23/07 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)  
JC  
Deferred to 4/29/08
- 9:30 A.M. AMERICAN TURKISH FRIENDSHIP ASSOCIATION (ATFA), A 2007-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's use of property in the I-4 District as a meeting facility and/or educational center and a Public Benefit Association, without a proffer condition amendment, Special Exception approval or a valid Non-Residential Use Permit, is not in substantial conformance with the conditions of Proffer Condition Amendment PCA 82-P-084-1 in violation of Zoning Ordinance provisions. Located at 1776 Old Meadow Rd. on approx. 28,305 sq. ft. of land zoned I-4. Providence District. Tax Map 29-4 ((6)) 94B. (Admin. moved from 10/16/07 at appl. req.)  
JC  
Admin.  
Moved to 3/4/08 at appl. req.
- 9:30 A.M. ARPA ENTERPRISES, INC., A 2007-PR-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has enlarged or changed the use of the property without approved site plans or building permits and is operating a junk yard and a storage yard in the C-8 and Highway Corridor Overlay Districts in violation of Zoning Ordinance provisions. Located at 7463 Lee Hy. on approx. 1.03 ac. of land zoned C-8 and HC. Providence District. Tax Map 50-3 ((15)) B.  
JC  
Upheld  
In-Part
- 9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and Environmental Services to approve a grading plan to allow the construction of two dwelling units on two lots which previously had been developed with one dwelling. Located at 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 111A and 112A.  
SG  
Decision  
Deferred to 1/29/08

9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-052 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public  
SG Works and Environmental Services to issue building permits to allow the construction of  
Decision two dwelling units on two lots previously developed with one dwelling unit. Located at  
Deferred to 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land zoned R-1.  
1/29/08 Providence District. Tax Map 49-3 ((6)) 111A and 112A.

**JOHN F. RIBBLE III, CHAIRMAN**